



**Church Street, Bawtry Doncaster DN10 6HR**



**welcome to**

**Church Street, Bawtry Doncaster**

COSY CHARACTER COTTAGE, available with NO ONWARD CHAIN. BEAUTIFULLY RENOVATED and offering STYLISH accommodation and PRIVATE GARDEN plus OFF ROAD PARKING with electric car charging point. Viewing highly recommended.



## Ground Floor Accommodation

### Living Area

11' 8" x 11' 7" MAX ( 3.56m x 3.53m MAX )

Accessed via a front facing entrance door and offering a feature fireplace, two low level built in cupboards, central heating radiator, spotlights to the ceiling, front facing double glazed window, carpet and is open to the kitchen/dining room and conservatory beyond.

### Dining/Kitchen Area

15' x 8' 3" ( 4.57m x 2.51m )

Fitted with a range of modern wall and base units with complimentary worktops and incorporating a built in oven and hob with extractor fan, stainless steel sink and drainer, new Worcester Bosch boiler with an 8 year guarantee, space for a fridge freezer and washing machine. Kitchen has a useful understairs cupboard, central heating radiator, laminate flooring, rear facing double glazed window and is open to the conservatory.

### Conservatory

Flooding the rest of the cottage with light this beautiful spacious conservatory brings the garden in. Fitted with carpet, central heating radiator and having French doors out to the rear garden.

## First Floor Accommodation

### Landing

### Bedroom One

11' 9" x 9' 9" ( 3.58m x 2.97m )

Double bedroom with two built in cupboards, loft access, central heating radiator, spotlights to the ceiling and front facing double glazed window.

### Bedroom Two

8' 6" x 6' 7" ( 2.59m x 2.01m )

Single bedroom with central heating radiator and rear facing double glazed window.

### Bathroom

Fitted with a white three piece bathroom suite comprising bath with shower overhead, basin, WC and having a built in cupboard and central heating radiator and rear facing double glazed window with obscure glass.

## Externally

To the rear of the property is a low maintenance private garden, fully enclosed and mainly laid with decorative pebbles. There are raised borders filled with plants and shrubs and a paved pathway leads to the rear pedestrian access gate where off road parking for up to two cars, complete with electric car charger is located.



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## **Church Street, Bawtry Doncaster**

- Town Centre Location
- Beautiful Character Cottage
- Well Presented and Renovated Throughout
- Two Bedrooms
- Off Street Parking

Tenure: Freehold EPC Rating: C

**£235,000**



Please note the marker reflects the postcode not the actual property

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Property Ref:  
BWY107611 - 0003

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